

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer#

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**SUBJECT: AWARD TO THORNTON CONSTRUCTION COMPANY, INC.,
THE GENERAL OBLIGATION BOND FUNDED NEW
CONSTRUCTION PROJECT, A NEW K-8 CENTER: PHASE I
- GRADES K-5; PROJECT NUMBER 01845900.**

COMMITTEE: FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC
BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Background:

On February 4, 2019, a solicitation was published to competitively bid (Hard Bid) construction of the General Obligation Bond (GOB) New K-8 Center: Phase I - Grades K-5 School project. Bids have been received and this item provides a recommendation for award to the lowest responsive, responsible bidder.

Fourteen (14) pre-qualified contractors picked up plans and specifications. A mandatory pre-bid conference was conducted on February 22, 2019, for interested contractors and sub-contractors. Seven (7) sealed bids were received and these were opened on March 12, 2019, at the School Board Administration Building, Conference Room 522-A. The District staff from the Office of School Facilities and the Project Architect witnessed the bid opening.

After analysis of the bid tabulation (see Attachment A), it was determined that Thornton Construction Company, Inc. (Thornton) was the lowest responsive, responsible bidder, with a Base Bid price of \$13,121,111. No deductive alternates are being taken; however, the award amount is being reduced by \$262,422.22 as a result of sales tax savings generated by the District's Direct Materials Procurement Program. Consequently, District Staff and the Project Architect, Zyscovich Architects, recommend awarding the project to Thornton in the amount of \$12,858,688.78.

The contract provides for compliance with Small Business, Micro Business, Veteran Business and Minority Owned Business Utilization Goals. The Office of School Facilities Construction staff reviewed the SBE, MBE, VBE and M/WBE certification status of all subcontractors and verified the existence of a Letter of Intent for each, outlining roles and responsibilities.

Small/ Micro / Veteran Business Utilization:

A mandatory SBE/ MBE/ VBE participation goal of 15.99% for Construction was established for this project (as determined by the M-DCPS Goal Setting Committee). Identified below are the SBE/ MBE/ VBE firms that Thornton will use on the project.

Minority/Women Business Enterprise Utilization:

A mandatory M/WBE participation goal of 9.01%; encompassing African American, Native American and Asian American firms; was established for this project (as determined by the M-DCPS Goal Setting Committee).

Identified below are the SBE/ MBE/ VBE and M/WBE firms that Thornton will use on the project. Additional SBE/ MBE/ VBE and/or M/WBE subcontractors may be included in the project as the contractor finalizes awarding of all the subcontracts.

OEO staff confirmed the SBE/ MBE/ VBE and M/WBE Certification status of the prime firm and each sub-contractor and verified the Participation Letters of Intent outlining roles and responsibilities. The following table details firms that Thornton will use on the project:

SBE, MBE, VBE & M/WBE UTILIZATION PRIME FIRM: Thornton is a pre-qualified firm (expires on 3/18/2020):					
SUB-CONTRACTOR FIRMS (Construction Services)	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/ MBE/VBE CERTIFICATION CATEGORY & EXPIRATION DATE	CONTRACTED CONSTRUCTION (%)	CONTRACTED M/WBE (%)
Arso Enterprises, Inc.	Windows	HA 1-10-2022	SBE T-1 1-10-2022	1.77%	
Electrical Alliance Corp.	Electrical	AA 5-14-2019	SBE T-1 5-14-2019		10.11%
Silva Group Construction	Tilt up, masonry, concrete shell	HA 7-11-2019	MBE 7-11-2019	13.24%	
Vassell Tile & Marble, Inc.	Tile	AA 11-15-2020	MBE 11-15-2020	1.8%	
TOTAL PARTICIPATION				16.81%	10.11%

LEGEND:

AA	African American	M/WBE	Minority/Women Business Enterprise
HA	Hispanic American	SBE-T1	Small Business Enterprise Tier 1
NM	Non-Minority	SBE-T2	Small Business Enterprise Tier 2
MBE	Micro-Business Enterprise	VBE	Veteran Business Enterprise

Local Workforce Utilization:

Thornton will provide Local Workforce Utilization of 20% for Construction within a 10-mile radius (as determined by the M-DCPS Goal Setting Committee).

The Office of Economic Opportunity shall monitor the above-stated goals for compliance.

Description and Scope

The vacant lot where the New K-8 Center: Phase I - Grades K-5 School will be situated upon completion is located at N.W. 102 Avenue and N.W. 78 Street, Miami, Florida. The site is bordered on the north by a conservation area, on the east by Northwest 102 Avenue, on the west by a townhouse development and on the south by Northwest 78 Street. The facility will be situated on an approximately 4-acre parcel of land and will have a total capacity of 750 permanent student stations once the project is completed.

The project is comprised of the initial Grades K-5 (Phase I) and will later expand to a full K-8 configuration (Phase II) under a separate project.

Project Scope:

The proposed scope of work for this project includes but is not limited to: construction of a new K-5 school facility comprised of classrooms, media center, full kitchen, cafeteria, administration offices, play courts, playfields, student drop-off areas and various other support spaces.

Project Schedule:

The timeline for this project is as follows:

- Award Construction April 17, 2019
- Substantial Completion March 17, 2020
- Final Completion/Acceptance May 18, 2020

Project Funding-General Obligation Bond:

Fund 302000; Object: 563000; Location: 1001800; Program: 28540000; Function: 740000
Fund 351000; Object: 563000; Location: 1001800; Program: 28540000; Function: 740000
Fund 391000; Object: 563000; Location: 1001800; Program: 28540000; Function: 740000
Fund 369000; Object: 563000; Location: 1001800; Program: 28540000; Function: 740000

Principal:

The Principal/Owner designated to be directly responsible to the Board for Thornton Construction Company, Inc. is Mr. Thomas Thornton. The firm is located at 4300 Biscayne Boulevard, Suite 207, Miami, Florida 33137.

RECOMMENDED: That The School Board of Miami-Dade County, Florida award to Thornton Construction Company, Inc., the General Obligation Bond funded new construction project, a New K-8 Center: Phase I - Grades K-5 School, located at N.W. 102 Avenue and N.W. 78 Street, Miami, Florida 33196; Project Number 01845900; on the basis of the lowest adjusted Base Bid in the amount of \$12,858,688.78.

RFP:ed



BID TABULATION RESULTS ATTACHMENT A

BID: NEW K-8 CENTER: PHASE I - GRADES K-5
P# 01845900

BID OPENING DATE: MARCH 12, 2019

<u>BIDDER</u>	<u>5% BID BOND</u>	<u>TSA</u>	<u>ADDENDUM</u>	<u>BASE BID</u>	<u>DEDUCTIVE ALTERNATES</u>
Thornton Construction Company, Inc. 4300 Biscayne Blvd, Ste 207 Miami, Florida 33137	Included	Y	Y	\$13,121,111.00	1) \$15,705.00
Veitia Padron Incorporated 4444 SW 71 Ave., Ste 101B Miami, Florida 33155	Included	Y	Y	\$13,339,000.00	1) \$40,000.00
OHL Building, Inc. 9675 NW 117 Ave., Ste 108 Miami, FL 33178	Included	Y	Y	\$14,412,000.00	1) \$52,000.00
West Construction, Inc. 820 North 4th Street Lantana, Florida 33462	Included	Y	Y	\$14,544,311.00	1) \$51,245.00
H.A. Contracting Corp. 9500 NW 12 Street, Bay 1 Miami, FL 33172	Included	Y	Y	\$14,748,000.00	1) \$150,000.00
J.R.T. Construction Co. 3050 N.W. 77 Court Suite 207 Doral, FL 33122	Included	Y	Y	\$14,749,300.00	1) \$52,463.00



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TGSV Enterprises, Inc. 1301 W. 68 Street Suite A Hialeah, FL 33014	Included	Y	Y	\$15,749,000.00	1) \$166,000.00